

# 66 88-209-A #66 PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Section 255.1 to permit a side yard setback of 5 ft. in lieu of the required 30 ft. for building "B".

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Configuration of property;
2. Topography of property;
3. And for such other and further reasons that may be shown at the time of the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name)

Signature (Type or Print Name)

Address (Type or Print Name)

City and State (Type or Print Name)

Signature (Type or Print Name)

Address (Type or Print Name)

City and State (Type or Print Name)

Attorney's Telephone No. (301) 296-0200

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of October, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of December, 1987, at 11:00 o'clock A.M.

ESTIMATED LENGTH OF HEARING 1/2 HR. + 1 HR. Zoning Commissioner of Baltimore County. J. Robert Haines

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 11/11/87  
Posted for: GRBC Realty Company  
Petitioner: GRBC Realty Company  
Location of property: N/S Golden Ring Rd., at NE/S of I-695  
Location of Sign: 205 Susquehanna Bldg., 29th Floor, Towson, MD 21204  
Remarks: Charles W. Stark, G.W. Stephens & Associates  
Posted by: Charles W. Stark Date of return: 11/11/87  
Number of Signs: 2

## COPY ZION EVANGELICAL LUTHERAN church United Church of Christ

OFFICE PHONE: 687-0890 CHURCH HALL: 687-2911 7146 GOLDEN RING ROAD BALTIMORE, MARYLAND 21204

May 4, 1987

Mr. T. C. Julio  
Executive Vice President  
Hill Management Services, Inc.  
9640 Deereco Road  
Timonium, Maryland 21093

Dear Mr. Julio:

Our Congregation Meeting was held yesterday, May 3, at which time a motion was made and passed that the enclosed letter be transmitted stating that we will not as a congregation protest any of the special variances needed for the Betz property.

Sincerely,  
Erwin Jordan  
Erwin Jordan,  
Church Council President

EJ:mrx

## PETITION FOR ZONING VARIANCE

15th Election District - 7th Councilmanic District  
Case No. 88-209-A

LOCATION: North Side of Golden Ring Road at the Northeast Side of I-695

DATE AND TIME: Wednesday, December 2, 1987, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 5 feet in lieu of the required 30 feet for Building "B"

Being the property of GRBC Realty Company, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

J. ROBERT HAINES  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines  
TO: Zoning Commission  
FROM: Norman E. Gerber, AICP  
Director of Planning and Zoning  
SUBJECT: Zoning Petition No. 88-209-A

Please consider comments on Case No. 87-468-SPHA to be applicable.

Norman E. Gerber, AICP  
Director

NEG:JCH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel  
File

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 45836  
DATE 12/2/87 ACCOUNT 01-615-000  
AMOUNT \$ 745.60  
RECEIVED FROM: Benjamin Bronstein  
FOR: Posting & Advertising  
B 052 \*\*\*\*\*745612 2026F  
VALIDATION OR SIGNATURE OF CASHIER 88-209-A

CPS-008

## FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS 303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Special Hearing and Variance. January 28, 1987

Beginning for the same at the intersection formed by the northernmost right of way line of Golden Ring Road with the easternmost right of way line of the Baltimore Beltway as shown on State Roads Commission of Maryland Right of Way Plat No. 23196 thence binding on the northernmost right of way line of Golden Ring Road the two following courses and distances

- 1 - southeasterly by a line curving to the east with a radius of 370 feet more or less for an arc distance of 135 feet more or less and
- 2 - North 88° 00' 00" East 370 feet more or less thence
- 3 - North 70° 00' 00" East 845 feet more or less thence
- 4 - South 88° 00' 00" West 422 feet more or less to the southeast right of way line of the B & O Railroad thence binding on the southeast right of way line of said Railroad
- 5 - South 47° 08' 05" West 105 feet more or less thence binding on the right of way lines of said Railroad as shown on State Roads Right of Way Plat No. 23231 the five following courses and distances
- 6 - South 42° 51' 55" East 47 feet more or less
- 7 - South 47° 08' 05" West 615 feet more or less
- 8 - South 21° 00' 00" East 75 feet more or less
- 9 - South 29° 00' 00" East 75 feet more or less and
- 10 - South 37° 30' 00" East 60 feet more or less thence
- 11 - South 20° 00' 00" East 20 feet more or less thence
- 12 - South 37° 30' 00" East 40 feet more or less to the place of beginning.

Containing 10.6 acres of land more or less.  
This description compiled from deeds and plats and not an actual survey.

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 41468  
DATE 8/12/87 ACCOUNT 01-615-000  
AMOUNT \$ 100.00  
RECEIVED FROM: Evans, George & Bronstein  
FOR: Variance #66  
B 101 \*\*\*\*\*100001 8126F  
VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER  
N/S Golden Ring Rd. at the NE/S of I-695, 15th District OF BALTIMORE COUNTY  
GRBC REALTY COMPANY, Petitioner Case No. 88-209-A

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
434-2188

I HEREBY CERTIFY that on this 13th day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 205 Susquehanna Bldg., 29th Floor, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333  
J. Robert Haines  
Zoning Commissioner

November 13, 1987

Benjamin Bronstein, Esq.  
Evans, George and Bronstein  
205 Susquehanna Avenue  
29 West Susquehanna Avenue  
Towson, Maryland 21204

Re: Petition for Zoning Variance  
N/S Golden Ring Rd., at the NE/S of I-695  
15th Election District - 7th Councilmanic  
GRBC Realty Co., a Maryland Partnership  
Case number: 88-209-A

Dear Mr. Bronstein:

Please be advised that \$745.60 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

JRH:  
cc: Mr. Theodore C. Julio/GRBC Realty  
Mr. Charles W. Stark/G. W. Stephens Associates

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1987, that the herein Petition for Variance(s) to permit a variance from Section 233.1 and Section 238.2 to permit a sideyard setback of 5 ft. in lieu of the required 30 feet for building "B" as shown and described on Petitioner's Exhibit 1, and as more particularly described on Petitioner's Exhibit 1 and limited to the representations and facts appearing on Petitioner's Exhibit 1 be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*J. Robert Haines*  
Zoning Commissioner of  
Baltimore County

JRH:mmm  
cc: Peoples Counsel

Benjamin Bronstein, Esquire  
Evans, George and Bronstein  
205 Susquehanna Avenue  
29 West Susquehanna Avenue  
Towson, Maryland 21204

November 5, 1987

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
N/S Golden Ring Rd., at the NE/S of I-695  
15th Election District - 7th Councilmanic District  
GRBC Realty Co., a Maryland Partnership  
Case No. 88-209-A

TIME: 11:00 a.m.  
DATE: Wednesday, December 2, 1987  
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
of Baltimore County

JRH:mmm

ccs: Mr. Theodore C. Julio  
GRBC Realty Company  
10 Parks Avenue  
Cockeysville, Maryland 21030

Mr. Charles W. Stark  
G.W. Stephens & Associates  
303 Allegheny Avenue  
Towson, Maryland 21204

IN CASE OF SNOW, HEARING WILL BE CANCELLED AND RESCHEDULED FOR A LATER DATE AND TIME. JRH

#### CERTIFICATE OF PUBLICATION

OFFICE OF  
**Dundalk Eagle**

4 N. Center Place  
P.O. Box 8936  
Dundalk, Md. 21222

November 12, 1987

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case 88-209-A - P.O. #94806 - Req. #M08681 - 64 lines was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~ANSWER~~ week, before the 13th day of November 1987; that is to say, the same was inserted in the issues of Nov. 12, 1987

Kimbel Publication, Inc.  
per Publisher.

By *KE*

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 13, 1987

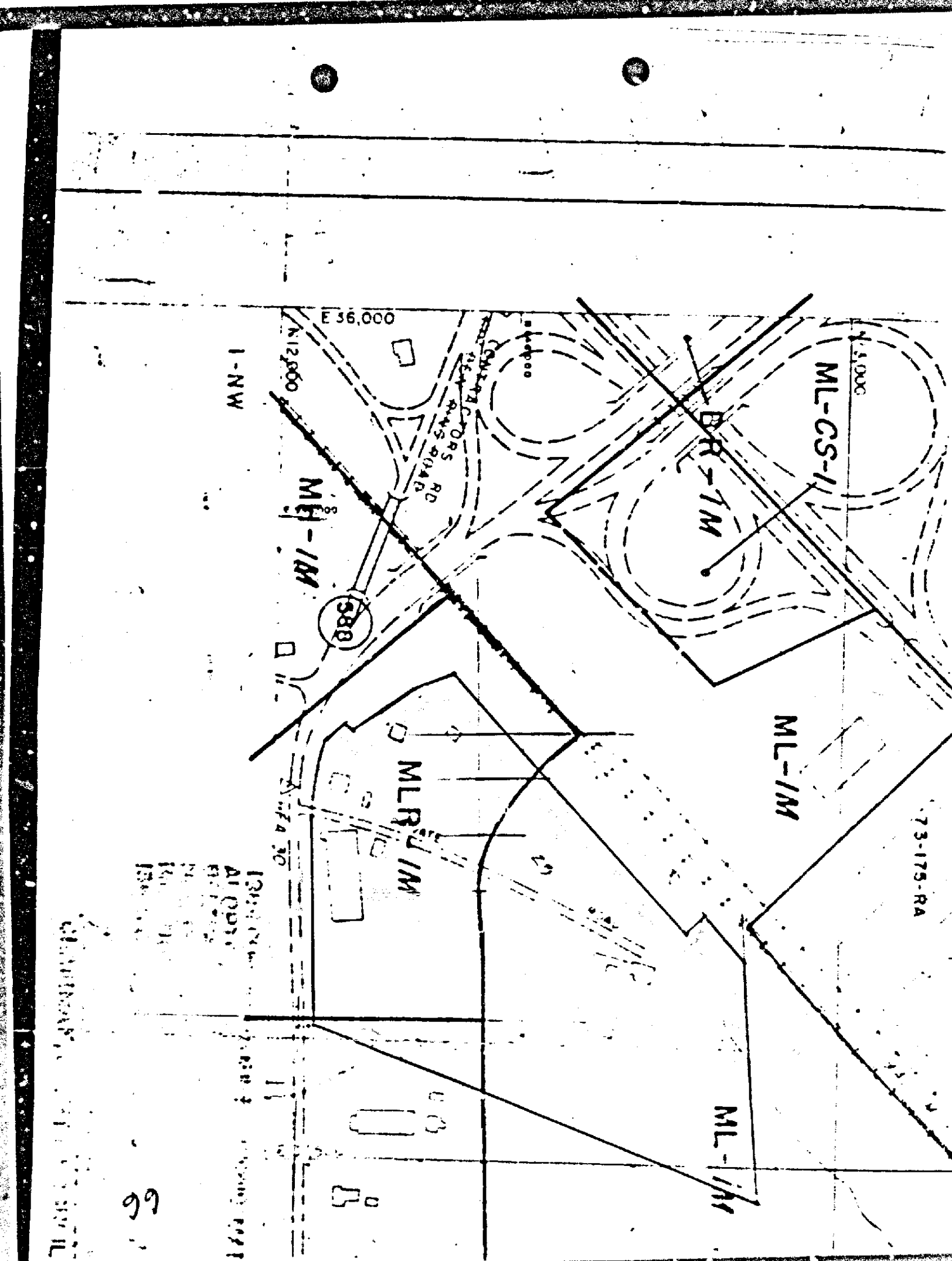
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Nov. 13, 1987

THE JEFFERSONIAN,

*Susan Sander Direct*  
Publisher

PETITION FOR ZONING VARIANCE  
15th Election District  
7th Councilmanic District  
Case No. 88-209-A  
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DATE AND TIME: Wednesday, December 2, 1987, at 11:00 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
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Being the property of GRBC Realty Company, as shown on plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain or not entertain during the appeal period any request for a variance from the zoning regulations of Baltimore County, as shown on plat filed with the Zoning Office.  
In the event that this Petition is not granted, a building permit may be issued within the thirty (30) day appeal period. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
J. ROBERT HAINES  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

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ZONING COMMISSIONER  
OF BALTIMORE COUNTY

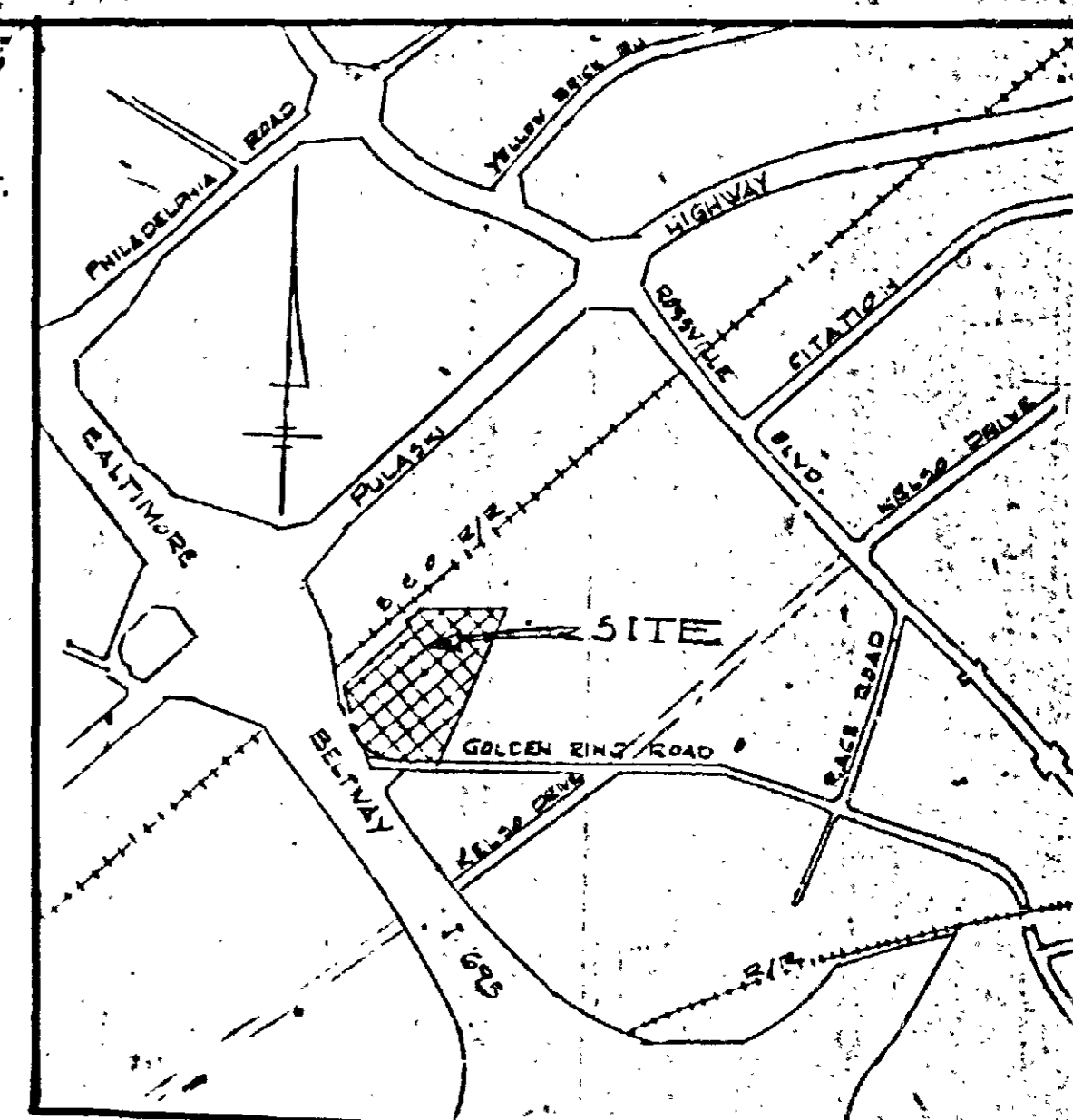


NOTES:

1. LANDSCAPE PLAN TO BE PROVIDED BY LANDSCAPE ARCHITECT
2. ALL INTERIOR ROADS AND UTILITIES ARE PRIVATE.
3. F.A.R. IN MLR ZONE - 0.27
4. LESS THAN 50% OF LAND IN MLR ZONE IS COVERED BY BUILDINGS.
5. NO PARKING WITHIN 25' OF RESIDENTIAL ZONE.
6. PARKING AND ROADS TO BE PAVED IN ACCORDANCE WITH ZONING POLICY BM-11
7. NO STORAGE OF PRODUCTS OR MATERIALS OF ANY KIND IN FRONT YARD
8. SIGNS PERMITTED AS PER B.C.Z.R. 413.6
9. EXIST. BUDS ON SITE TO BE REMOVED.

LEGEND

- PROPERTY OUTLINE
- EXISTING 5' CONTOURS INT.
- (LYB) (LYB) SOILS
- ML-1M DR-5 ZONE LINES.
- TYPICAL WAREHOUSE UNIT: 30' x 60'



LOCATION MAP  
SCALE: 1"=900'

TABULATION

AREA - 10.6 ACRES  
ZONING: ML-1M - 5.6 AC.  
MLR-1M - 4.6 AC.  
DR-5.5 - 0.5 AC.  
USE: PROPOSED WAREHOUSE PARK  
NOTE: THIS PLAT COMPILED FROM DEEDS & PLATS  
AND NOT AN ACTUAL SURVEY.

NOTES:

- a. PROPOSED INDUSTRIAL PARKING IN RESIDENCE ZONE AS PER 409.4 B.C.Z.R.
- b. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE PARKING AREA.
- c. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- d. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE AND INTENSITY.
- e. SCREENING BY PLANTING WILL BE PROVIDED AS APPROVED BY OFFICE OF PLANNING.
- f. PARKING WILL HAVE A PROPERLY DRAINED PAVED SURFACE.
- h. PARKING AREA WILL BE MAINTAINED BY OWNER AND IS PROPOSED TO BE USED ON A 24 HOUR BASIS.

PETITIONER'S  
EXHIBIT 1

NOTE - SEE CASE NO. 87-468 SPNA

BUILDING A

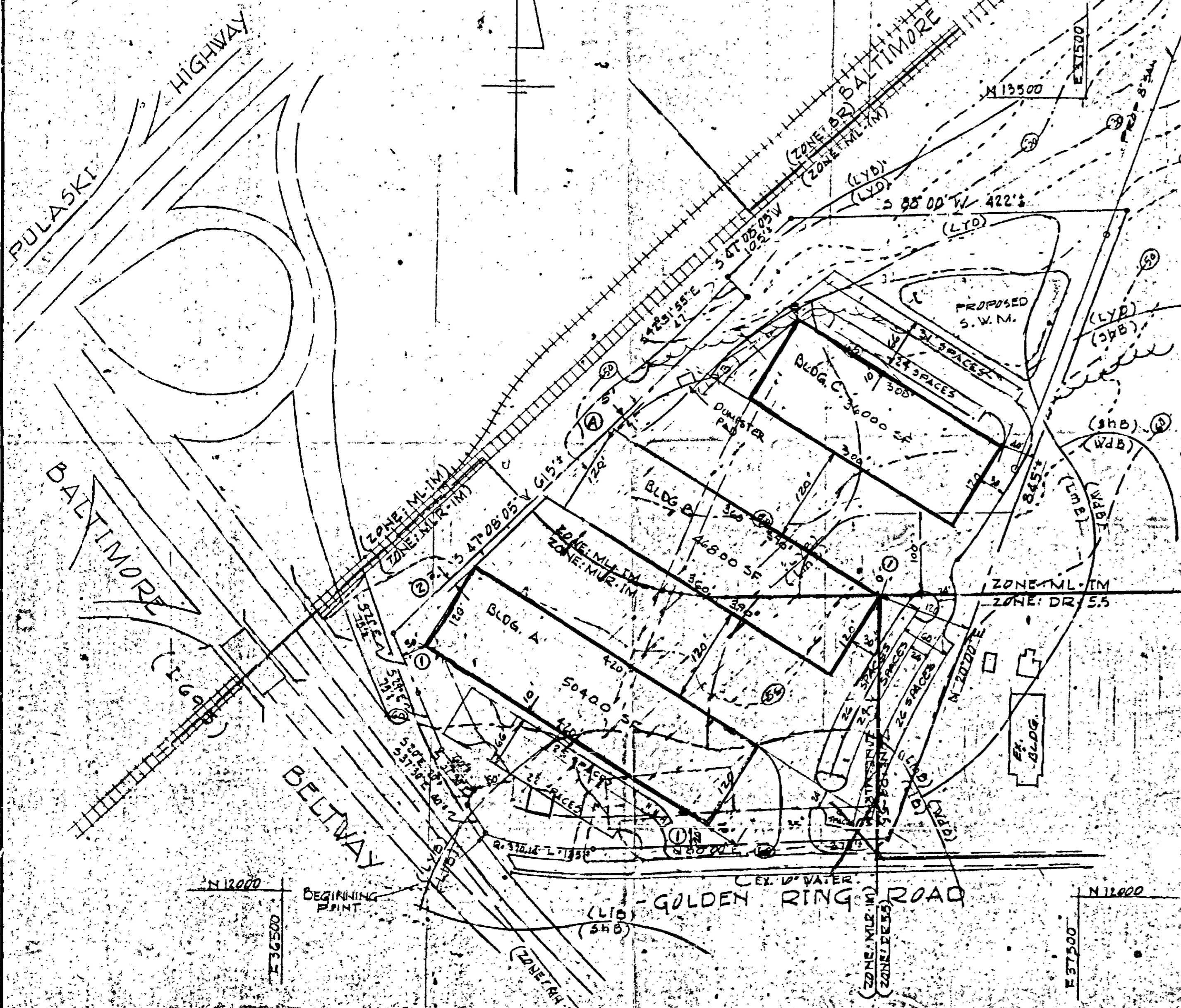
1. VARIANCE GRANTED TO SECTION 250.1 TO PERMIT A FRONT SETBACK OF 30 FEET IN LIEU OF THE REQUIRED 50 FEET ON A DUAL HIGHWAY, AND TO PERMIT A FRONT YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 40 FEET.

2. VARIANCE GRANTED TO SECTION 250.2 TO PERMIT A SIDEYARD OF 12 FEET IN LIEU OF THE REQUIRED 30 FEET, PLUS A SUM OF SIDEYARDS OF 50 FEET IN LIEU OF THE REQUIRED 80 FEET.

BUILDING B

1. VARIANCE GRANTED TO SECTION 250.4 TO PERMIT A DISTANCE OF 0 FEET TO A RESIDENTIAL ZONE LINE IN LIEU OF THE REQUIRED 100 FEET.

A SPECIAL HEARING WAS HELD TO APPROVE COMMERCIAL ACCESS AND PARKING IN A RESIDENTIAL ZONE.



ZION EVANGELICAL  
LUTHERAN CHURCH  
6204 1244  
ZONED ML-1M

ZION EVANGELICAL  
LUTHERAN CHURCH  
2541 129  
ZONED DR-5.5

BUILDING AREAS SHOWN

TOTAL WAREHOUSE - 133,200 SQ. FT.  
ESTM. 1 EMPLOYEE/1000 SQ. FT. = 133 EMPLOYEES  
PARKING REQUIRED - 1 SPACE/500 SQ. FT. = 266 SPACES  
PARKING PROVIDED - 182 SPACES (TYPICAL SPACE - 9' x 18')  
INCLUDING 3 HANDICAP (H)

PETITION FOR VARIANCE TO BUILDING B

- A. VARIANCE REQUESTED TO SECTION 255.1 TO PERMIT A SIDEYARD OF 5 FEET IN LIEU OF THE REQUIRED 30 FEET

REVISIONS

4.5.87 - VAR TO SIDEYARD  
50' IN LIEU OF 30'  
8.7.87 - VAR TO SIDEYARD  
30' TO 50'

PLAT TO ACCOMPANY PETITION FOR VARIANCE

GOLDEN RING BUSINESS CENTER  
(FORMERLY DETZ PROPERTY)

15TH ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: 1"=100' DATE: AUG. 7, 1987

FN 5634

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 223-8120

